

FOR SALE



PRESTWOLD ROAD
HUMBERSTONE
LEICESTER
LE5 0EW

£225,000

FEATURES

- No chain
- Popular location
- Recently refurbished
- Lounge
- Good size garden
- Freehold
- Close proximity to schools, shops and places of worship
- Two Bedrooms
- Kitchen
- uPVC double glazing



 **SETHS**

2 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE AREA

LOUNGE

15'7" x 11'1"

Carpeted, radiator, uPVC double glazed bay window.

KITCHEN

14'3" x 6'9"

Wall and base unit with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, pantry, vinyl flooring, partly tiled walls, radiator, x2 uPVC double glazed windows, uPVC double glazed door providing access to the garden.

FIRST FLOOR

BEDROOM 1

14'2" x 10'10"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

9'10" x 7'10"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap, vinyl flooring, tiled walls, radiator, extractor fan, uPVC double glazed window.

OUTSIDE

Mainly slabbed garden with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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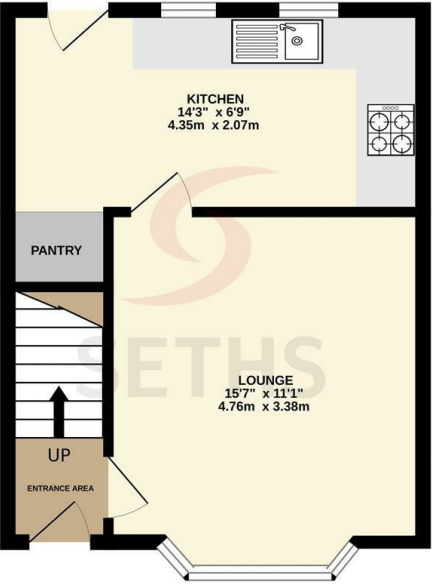
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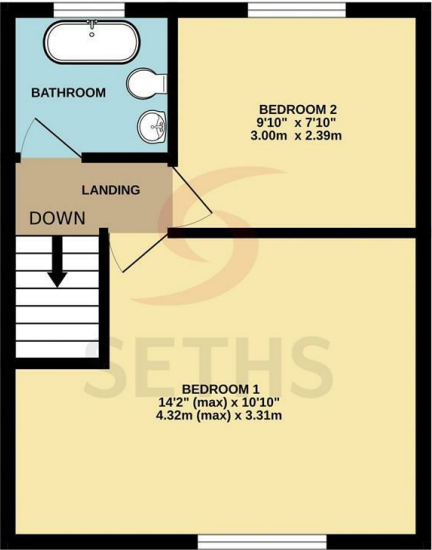
Council Tax Band

A

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

